

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**MARCH 22, 2021**  
**GF-2021-007465**  
**1007 MAUFRAIS STREET**  
**WEST LINE NATIONAL REGISTER HISTORIC DISTRICT**

**PROPOSAL**

Demolish a ca. 1941 contributing building. Construct a new residence.

**PROJECT SPECIFICATIONS**

- 1) Demolish existing one-story house.
- 2) Construct a new building. The proposed residence is two stories in height, capped with a standing-seam metal roof with compound roofline. Cladding materials include stucco, horizontal fiber cement siding, vertical fiber cement siding, vertical cedar screen, and standing-seam metal. The main elevation features a partial-width porch. Fenestration includes fixed, undivided windows of varying sizes, dimensions, and orientations; they are arranged in mostly regular patterns that vary among floors and bays.

**ARCHITECTURE**

Cross-gabled, single-story house with metal roof, horizontal wood siding, paired front doors, partial-width front porch, and 1:1 single and mulled windows with 2:2 screens.

**RESEARCH**

The house at 1007 Maufras Street was built in 1941 by Houston C. Piland and his wife, Nettie. Piland worked as a railway clerk and claim adjuster. The Pilands lived in the home for the rest of the 1940s, then sold it to mechanical and electrical contractor Ernest Jernigan, along with spouse Mildred Jernigan. The Jernigans did not stay long; by 1955, the Lawson family was renting the home. Opal Lawson worked for the Travis County tax assessor, and her husband Marvin was a mechanic with the Constant Service Company. After a brief vacancy, Robert Finlay purchased the house in 1959, then constructed an addition in 1961.

**STANDARDS FOR REVIEW**

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The existing contributing building will be demolished, and a noncontributing building erected in its place.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed new building is differentiated from historic buildings in the district by its modern fenestration patterns and cladding, its second-story massing, and its undivided fixed and casement windows. Its form mimics the form of the existing house, with modifications in scale and massing. Its varied cladding, compound roof form, fixed windows of varied dimensions, and projecting central dormer at the second floor are not compatible with the historic homes in the surrounding neighborhood.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed new building were removed, the remainder of the district would be unimpaired.

**STAFF COMMENTS**

The house contributes to the West Line National Register Historic District.

*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high to moderate integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). Staff has evaluated the building and determined that it does not meet the required criteria.
  - a. *Architecture*. The house does not appear to be architecturally significant.
  - b. *Historical association*. There do not appear to be historical associations.
  - c. *Archaeology*. The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
  - d. *Community value*. The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - e. *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

**COMMITTEE FEEDBACK**


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An addition, rather than new construction, was evaluated by the Committee on January 11, 2021. The Committee suggested changes to the porch, fenestration, and second-floor addition to lessen the impact of the proposed modifications on the contributing house.




**STAFF RECOMMENDATION**


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Encourage rehabilitation and adaptive reuse, then relocation over demolition, but comment on plans for new construction and release the demolition permit upon completion of a City of Austin Documentation Package. Concur with Committee recommendations on reducing visual impact of second-floor dormer, and suggest more regular cladding types to unify the new construction and help it better blend with the surrounding district.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 166'

## NOTIFICATIONS

CASE#: GF 21-007465  
LOCATION: 1007 MAUFRAIS ST

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## PROPERTY INFORMATION

### *Photos*





*Source: Application, 2021*

*Occupancy History*

City Directory Research, January 2021

Note: post-1959 research unavailable due to facility closure.

1959	Robert J. Finlay, owner
1957	Vacant
1955	Marvin R. and Opal E. Lawson, renters Marvin – Mechanic, Constant Service Co. Opal – Employee, City Tax Assessor & Collector
1952	Ernest E. and Mildred B. Jernigan, owners Contractor
1949	Houston C. and Nettie Piland, owners Claim adjustor, Railway Express
1947	Houston C. and Nettie Piland, owners Claim adjustor, Railway Express
1944	Houston C. and Nettie Piland, owners Clerk, Railway Express
1941	Address not listed

*Biographical Information*

## Miss Piland Weds Monday

### Families, Friends Attend Ceremony

Miss Imogene Piland, daughter of Mr. and Mrs. Houston C. Piland, became the bride of Lieut. Glyn W. Ramsey of Perrin Monday evening in the parlor of the First Baptist church.

The Rev. S. G. Posey officiated. The wedding music was played by Mrs. Calvin Raup.

Only members of the two families and a few close friends were present at the simple ceremony.

Mrs. Ramsey is a graduate of Austin high school and an ex-student of the University of Texas. For the past two years she has been teaching in the Austin public schools.

Lieut. Ramsey attended the University of Texas two years before enlisting in the army air corps where he received his training at Ryan School of Aeronautics, Lindbergh field, Cal., and Mather Field, Calif., where he received his commission. Until recently he was stationed in Spokane, Wash., with the 42nd pursuit squadron.

## Ellen Lawson Becomes Bride of Leland Marshall

Miss Ellen Ray Lawson and Leland Vance Marshall were married Saturday night in the West Austin Baptist Church.

The bride is the daughter of Mr. and Mrs. Marvin Ray Lawson of 1007 Maufrais. A graduate of Austin High School, she is employed by the Boy Scouts of America in the local headquarters.

The bridegroom, son of Mr. and Mrs. Floyd Marshall of Waxahachie, attended the University of Texas and is now employed as a junior evaluator in the safety responsibility division of the Department of Public Safety.

Officiating at the semiformal, double ring ceremony was the Rev. Warren Capps. Nuptial music was presented by Miss Linda Gayle Dyess of Gatesville, organist, and Miss Pat Cone, soloist.

Given in marriage by her father, the bride wore a waltz length gown of antique taffeta and chantilly lace.

The Austin American, Feb 8, 1942; Nov 13, 1955

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## APPLIANCE DISCOUNT

413 East 6th

Ph. GR2-4618

The Austin American (1914-1973); Oct 20, 1946; The Austin Statesman (1921-1973); Jan 9, 1963;

**ERNEST JERNIGAN**

**SANTA ANA, Calif. —** Funeral for a former Austin home builder, Ernest Jernigan, 60, was held Friday at Brown Colonial Mortuary in Santa Ana, Calif. Burial was at Fairhaven Memorial Park.

Jernigan died in Santa Ana Tuesday. He lived in Austin until 1952 when he moved to California to become a building inspector for Santa Ana.

He was born in Georgetown and was a Shriner.

Survivors include his wife; two sons, Richard Jernigan of Santa Ana and Ronald R. Jernigan of San Marino, Calif; and three grandchildren.

Memorials may be made to the American Heart Association.

The Austin Statesman (1921-1973); May 19, 1972

## Permits

H. C. Piland

1007 Maufrais St.

92

3

4

Shelley Hts. #2

Frame res. &amp; frame garage

22325 8-11-41

Building permit, 8-11-41

~~CHARGE~~ # 3368 N° 17918A

APPLICATION FOR SEWER CONNECTION.

Austin, Texas 8-13-1941

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:-

I hereby make application for sewer connection and instructions  
on premises owned by H. C. Piland  
at 1007 Maufrais Street,  
further described as lot 4, block 3, outlot  
subdivision Shelley Hts #2, division, plat 92,  
which is to be used as a Res  
In this place there are to be installed 5

Sewer tap permit, 8-13-41

Robert Finley 1007 Maufrais St.

95

4 &amp; No. Part of 3 3

Shelley Heights #2

Frame Addition side of residence.

79499

4-17-61

2500.00

Baxter Reid

add 3

BEDROOM &amp; BATH

Addition permit, 4-17-61